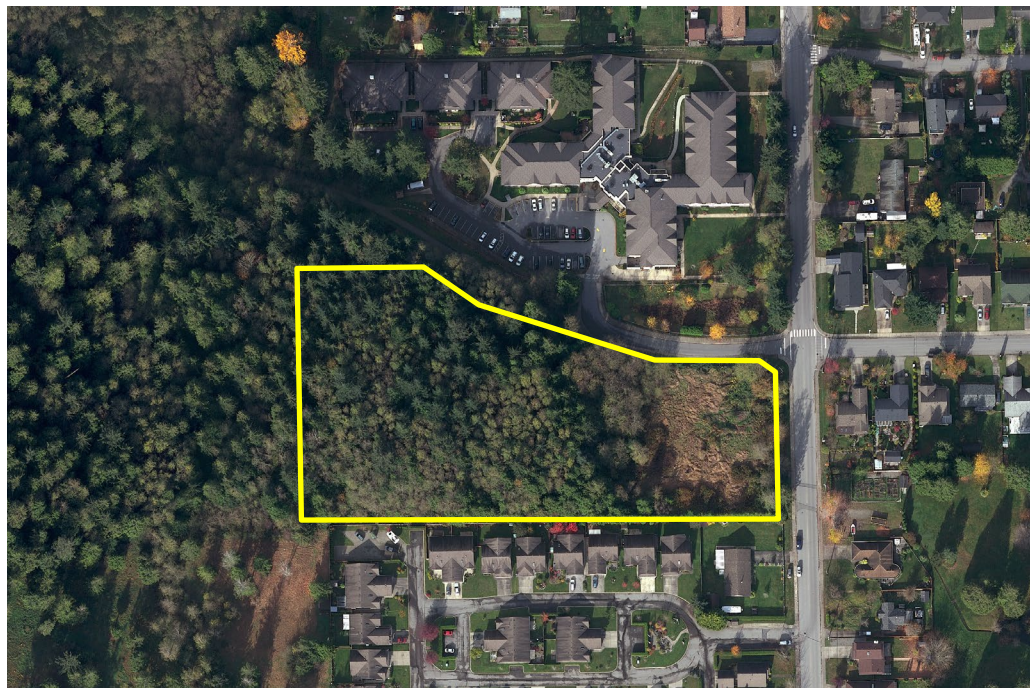


# Shaw Road Affordable Housing Project



Development Permit Submission

March 27, 2020

## Table of Contents

### 1. Background

- Overview
- Site Description

### 2. Design Rationale

- Site Planning
- Architecture
- Infrastructure Servicing
- Landscaping

### 3. Sustainability

### 4. DPA 4 Review

- Building Form and Character
- Building Scale and Massing
- Roof Design
- Integration with Surrounding Areas
- Sense of Place; Development Identity
- Amenity Space: Private Area
- Parking Areas and Vehicle Access
- Signage and Lighting

### 5. Attachments

- Architectural Drawings
- Landscape Drawings
- Infrastructure Service Plan



Aerial Context Site Photo



Site view from Shaw Road and O'Shea Road



# 1 Background

## Overview

The Sunshine Coast Affordable Housing Society in conjunction with New Commons Development are proposing a 40 unit affordable rental housing development on Shaw Road in Gibsons. The project is intended as a mix of affordable and market rental units in a four storey building. This density will reduce the building footprint on the site to provide extensive outdoor common space for residents use. There will be a mix of studio, one bedroom, two bedroom, and three bedroom units with common laundry facilities on each floor. The project will have all units designed as adaptable and will have eight fully accessible units.

There will be extensive landscaped areas for resident use as well as individual private outdoor decks. Vehicle and bicycle parking will be provided at grade adjacent to O'Shea Road.

The subject property has been rezoned recently to CDA-5 – Comprehensive Development Area Zone 5 and supports the intended development.

A Development Permit is now required to establish Form and Character per Development Permit Area 4: Multi-Family Land Uses

## Site Description

The site is located at the south west corner of Shaw Road and O'Shea Road, adjacent to Christenson Village Care Facility to the north, and a residential subdivision to the east and south. The site slopes gently from north to south, with a riparian area along the south property line. The development site area has been cleared and the existing vegetation consists mainly of grasses and alders. The remainder of the site is treed and has a number of trails used by local residents. The intent for phase 1 is to build in the cleared area with minimal impact on the existing treed area.

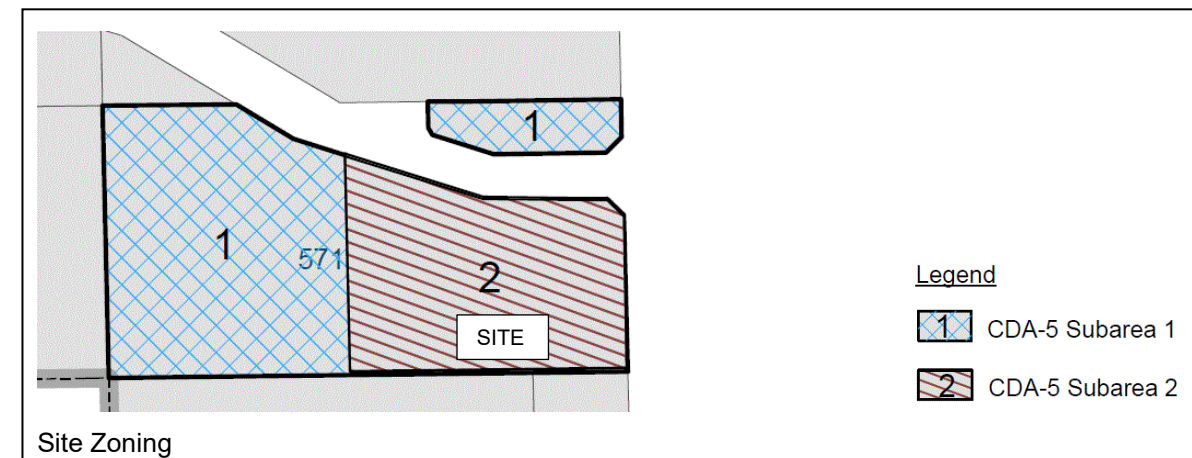
The property is located close to the bus route and the commercial developments along Gibsons Way, and within walking distance of shopping and services. A number of infrastructure improvements are proposed, including management of the existing site stormwater.



View south west from Shaw Road



Aerial Photograph



Site Zoning

## 2 Design Rationale

### Site Planning

The site plan was developed with a master plan that will allow for a future residential building, providing an additional thirty rental housing units. The site plan takes advantage of the southern sun exposure, providing a landscaped courtyard which will eventually be used by residents of both buildings. The intent is to separate vehicles from the courtyard and to provide a pedestrian oriented outdoor space for the enjoyment of both residents and visitors.

The site will have an access for vehicles from O’Shea Road on the north, directly opposite to the entrance into Christenson Village. Permeable parking for vehicles and a secure covered bicycle parking structure are located near the building entrance. The majority of the parking will be located on-site with additional parking provided along O’Shea Road.

Pedestrian pathways will provide a number of access points connecting the site to the adjacent sidewalks and existing trail network. Garbage and recycling will be kept near the site entry for convenience of service vehicles and minimal impact to the residents.

A landscape buffer of trees and shrubs with a fence will be located along the south property line and riparian area to provide screening for adjacent residents

Storm water is to be managed through a collection system and will be directed through a stormwater detention system along the southern property line. Landscaping and rain gardens will assist in managing the surface flows through the site.



Site Plan

### Architecture

The building is designed as a single four storey structure with ten units per floor. Consideration is given to balance building footprint with the provision of common outdoor space for residents use. The building orientation addresses the streetscape of Shaw Road and the impact of the building on the smaller scale existing residential development to the south. The building is stepped back from site setback lines to break down its length and allow a landscape buffer between the façade and Shaw Road. The narrow end of the building is oriented towards the south to allow space for the courtyard as well as lessen the visual impact on the residential units.

The natural slope of the site along Shaw Road presents an opportunity for the landscaping to be varied with natural retaining walls and plantings to buffer the ground floor units from the sidewalk. An open pedestrian walkway for access to the units is oriented towards the courtyard providing opportunity for resident interaction. Units along this walkway have windows on both sides allowing for cross ventilation and natural light for all spaces. Smaller units are located off a short common hallway which accesses a common deck on all floors.

The building size and massing is reduced through the exterior wall articulation and recessed decks, providing transparency along the length of the building. The scale of the building is reduced above the ground floor with a stepped back façade and change of materials to break up the four story height. The sloped roof is a strong visual element, and dormers over the exterior decks further reduce the scale of the building.

Large glazed openings will bring natural light to the interior, and all units will have exterior covered deck areas located to take advantage of views and provide private outdoor space for residents.

Building materials have been chosen for both their aesthetics and durability. A combination of fibre cement board horizontal siding and panels, in painted and natural wood tones will be used. Colours have been chosen to blend in with the landscaping and natural features of the site.

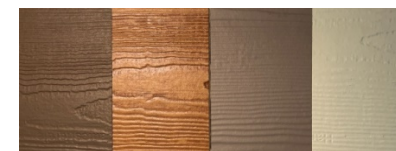
Natural cedar will be used as a feature to bring natural wood elements to the building.



Sheltered exterior decks



Exterior Walkways



Proposed colour scheme



**Infrastructure servicing**

Shaw Road is a completed road with roll-over curb and gutter and sidewalks on both sides of the street. Additional improvements on Shaw Road is the installation streetlights along the property frontage and boulevard landscaping. Currently O’Shea Road is a half-road with barrier curb and gutter, decorative streetlights, and a sidewalk on the north side only. Additional off site works for O’Shea Road are a half-road asphalt structure per the Town’s specifications, offsite parking, barrier curb and gutter, sidewalk, decorative streetlights and boulevard landscaping on the south side along the property’s frontage. There is currently an existing sidewalk letdown at the intersection of Shaw Road and O’Shea Road that will be retained.

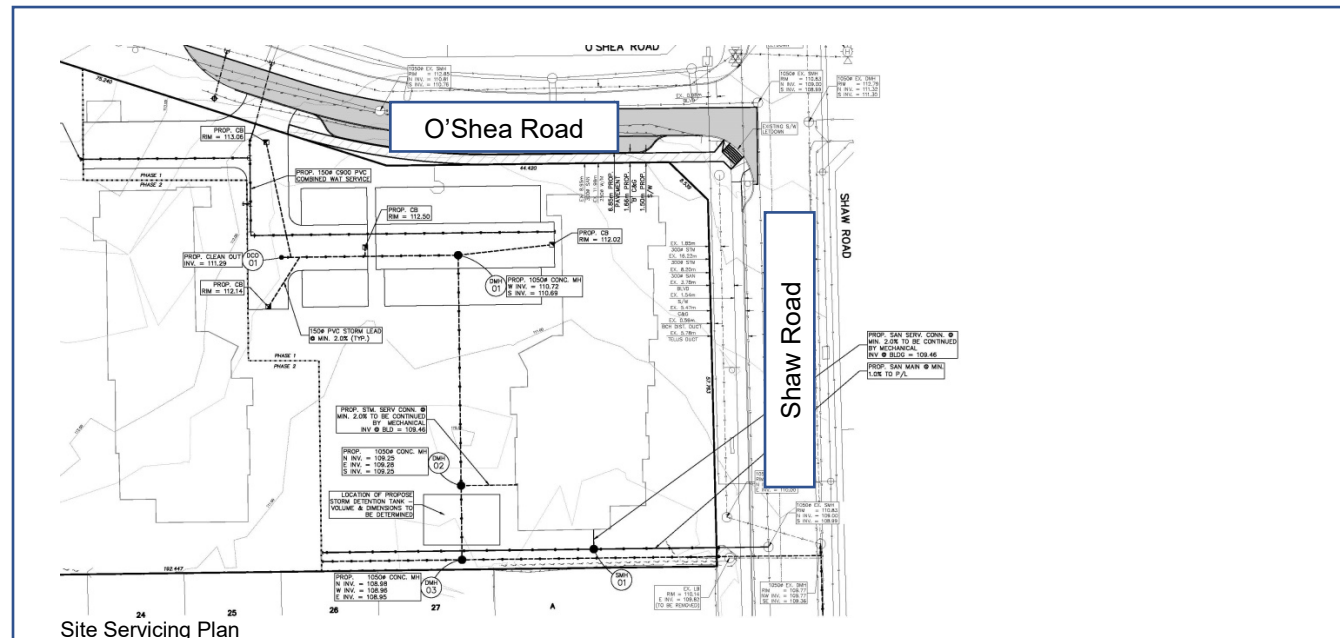
**Sewer:** Sanitary and Storm services connections are shall be provided from Shaw Road at the south-east corner of the property.

**Water:** Currently there is an existing 250mm watermain located along the site’s O’Shea Road frontage and an existing 150mm watermain located along the site’s Shaw Road frontage. The site will be serviced from the O’Shea Road frontage watermain and the service will be sized to accommodate future phases of the project. There will also be a fire hydrant installed fronting the property by the O’Shea Road entrance to service the development.

**Hydro/ Telephone/ Cable:** The site is currently fronting underground Telus and overhead BC Hydro along Shaw Road. We would expect to do a drop service from this last power pole and service this site from underground. Telus telephone/cable will service the site underground from the existing junction box fronting the property.

**Stormwater:** All site drainage will be collected and will not exceed the pre-development, 10-year event flow rates. Rainwater collection for irrigation and groundwater infiltration/recharge is also being studied.

**Roads/ Parking:** Permeable surfaces will be used as much as possible



**Landscape**

The site development is to be designed in consideration of low maintenance and high level of concern for the safety of users. Landscape is planned to add to the liveability of this residential project.

Site development appropriate to a multifamily residential development is simple and durable. It includes a bioswale area as well as food plants and a distinct residential character to the landscape but includes native plantings and open lawn areas. Amenity areas include opportunity for a full range of outdoor activities.

Site development is shown to fully landscape the site within the legal boundaries and to edge of all curbs and walks. To the west a future phase of development is shown that will not be built at this time. Existing trees beyond the development site will be retained.

**Hard Landscape**

1. Walks

- Entry sidewalks and patios to be broom finished concrete
- Play area to be Engineered wood fibre resilient material; EG. Fibar;
- Garden Plot Area to be coarse wood mulch over weed mat over gravel
- Paved parking area kept to a minimum by providing landscape under 2' of parking space overhang zone

2. Outdoor Amenities :

- Outdoor amenities provided in the central courtyard includes a play apparatus for younger children with benches
- Barbeque area with counter and tables provided close and adjacent the play area
- Small seating area with lounge chairs overlooking bioswale
- Outdoor living room under overhang at south side of building

3. Fencing:

- Privacy fences are provided between patios where adjoining
- an open 42" height split rail fence marks the property line along Shaw Rd.
- an open 8' high fence protects the garden plot / food garden area

**Soft Landscape:**

Planting beds of trees, shrubs and groundcovers define use areas. Plants are proposed to be planted in naturalizing drifts of drought tolerant and low maintenance adapted and native shrubs and groundcovers. Beds have 450mm depth of growing medium, beds and are to be mulched to limit maintenance requirements. The South side of the site has native habitat plantings with conifers planted at south end of building to buffer views of the building and smaller deciduous trees to the south of the courtyard to provide shade in warm seasons and allow full sun in the winter months. The balance of the site is planted with adapted ornamental plants. Sodded lawn is provided on the balance of use area and other disturbed area seeded as rough grass with wildflower mix.

**Off Site Development:**

Street Trees will be provided along Shaw Road Boulevard with continuous soil channels and sodded lawn. Street tree species to be resolved in consultation to the Town of Gibsons. Walk along O’Shea will connect to existing trail to the west.

### 3 Sustainability

One of the primary project goals for the development is to following sustainable design practices. This will begin with the civil engineering work, and will continue through the landscape design and the detailed design of the buildings.

- Landscape Planting – Preference for indigenous and drought tolerant plantings.
- Storm water management – Manage site storm water with rain gardens where possible and ensure post development flows do not exceed pre development flows.
- Habitat – create habitat with indigenous plantings
- Water conservation and efficiency – use low maintenance native plantings, low flush toilets, low-flow plumbing fixtures, capture rainwater for irrigation.
- Energy – All units will be constructed with high efficiency heating and heat recovery systems, use of high performance window glazing, passive solar where possible.
- Materials – use of durable materials, avoid use of disposable finishes, use of formaldehyde free and low VOC products, high recycle content insulation and drywall, use of sustainable wood species.
- Avoid Light Pollution – minimize glare towards sky and neighbours by using downcast lighting fixtures
- Site Waste Management – implement construction waste recycling program
- Air Quality – Natural cross ventilation throughout and filtered conditioned air, carbon monoxide monitoring
- Indoor Environment – Low-emitting materials, Controllable ventilation and lighting systems, natural day lighting, access to views.

#### TREES



ARBUTUS UNEDO



CHAMAECYPARIS NOOTKATENSIS



CORNUS KOUSA SATOMI



ACER RUBRUM KARPICK (FALL)

#### PERENNIALS



BERGENIA CORDIFOLIA CAMPANULA BLUE CLIPS COREOPSIS MOONBEAM ECHIINACIA MAGNUS

#### GRASSES



CAREX O. EVERSOLE STIPA TENUSSIMA MISCANTHUS MORNING LIGHT PENNSETUM

#### SHRUBS



CLEMATIS PANICULATA PIERIS JAPONICA VALLEY VALENTINE ESCALLONIA KEMPOT DWARF

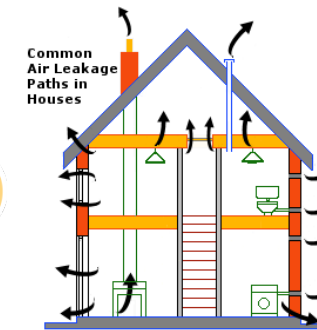
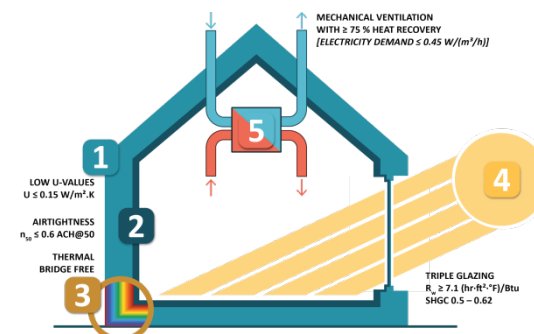


AZALEA CORNUS WINTERFIRE HYDRANGEA LIMELIGHT

#### Drought resistant landscaping



#### Stormwater management



## 4 Development Permit Area 4 Review

### Building Form and Character

- The project is located between an existing three-storey care facility and a single storey residential development. The site is planned to orient the narrow portion of the building towards the residential development and the longer elevation towards Shaw Road
- The building is set back from Shaw Road and steps away from the minimum setbacks to soften the edge at the residential development. Landscaping and a low fence create a visual buffer towards the public edge
- Ground level units are oriented towards the street with access to landscaped areas
- Building materials are chosen to reflect natural materials and soft earthtones
- The building is oriented to minimize shadow impact and create a courtyard with southern exposure
- Roofs are pitched and dormers are used to define vertical elements
- The second floor steps back from the ground floor to reduce the visual impact of a four-story wall
- The building is stepped away from the front yard setback to articulate the façade and decks are set back to further articulate the building elevation
- Materials and colours are used to define the ground floor and second floor with similar cladding and colour used for the upper two floors

### Integration with Surrounding Areas

- The site is a transition between the residential development to the south, and a larger scale care facility to the north
- Traffic and parking are kept to the north of the site with access from O'Shea Road
- Pedestrian access will be provided through a number of connecting pathways to Shaw Road, as well as to the existing trail network
- Units and private decks are oriented towards Shaw Road to the east and an interior courtyard to the west
- The building design is reflective of the neighborhood vernacular
- The building is oriented to minimize visual impact to the south, and to provide sun exposure to residential units and landscaped courtyard
- A landscaped buffer of trees and shrubs will provide screening for adjacent residences along the riparian area to the south



Christensen Village to the north



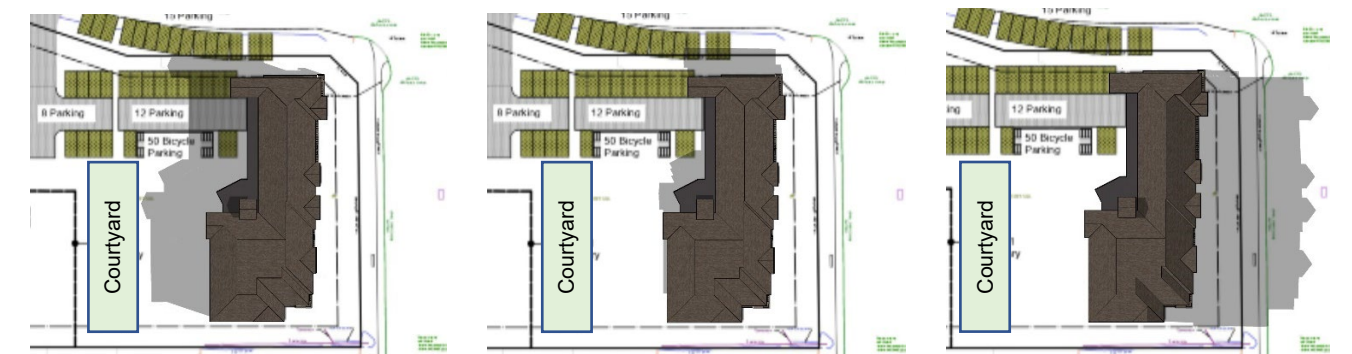
Residential development to the south

### Building Scale and Massing

- The building is broken down both vertically and horizontally to visually reduce building massing through the use of different combinations of materials and colours.
- The building is oriented to minimize visual impact on the existing residential development to the south
- Open decks and dormers will reduce the building mass

### Roof Design

- The roof designed with a sufficient slope that would be visible from the ground level and gabled dormers are used to define the outdoor deck areas
- The only flat roof section will not be visible and will be used to conceal rooftop mechanical equipment
- The roof consists of hips and gables to break down the massing to follow the floor plan articulation
- Roof material is chosen for both colour and durability. A weathered wood laminated asphalt shingle will give the appearance of cedar shingles to match the siding earth tones



June 1, 9am

June 1, 12pm

June 1, 5pm



December 1, 9am

December 1, 12pm

December 1, 4pm

Site Shadow Study

**Sense of Place; Development Identity**

- The site is pedestrian oriented with surface parking away from the building. Residents access the building entrance through a pathway along a landscaped courtyard
- The shared common courtyard will provide residents areas for gathering, vegetable gardens, kids play areas, and quiet patio areas
- The main entrance is oriented towards the courtyard and parking areas with smaller resident common decks overlooking this area
- Street level landscaping provides a buffer between resident private deck areas and the public sidewalk



**Parking Areas and Vehicle Access**

- The at site parking is located at grade with down lighting for safety and is visible to the residents exterior walkways for security
- Parking is located away from the building and is broken up with landscape buffers
- The parking area is located at the north side of the property directly adjacent to O’Shea Road, leaving the landscaped courtyard for pedestrians only and directly adjacent to the building.
- Residents will have access to secure covered bicycle storage as part of the parking area overseen by the exterior resident walkways
- Extensive landscaping is provided for screening the parking area, while providing visibility for resident security
- Visitor parking will be provided adjacent to the resident parking area off O’Shea Road
- Service vehicles for garbage and recycling will be kept to the north site entrance with minimal noise or visual impact to the residents
- Emergency vehicles and delivery vehicles will have access close to the building entrance and will not impact activities in the courtyard area



Permeable parking surface

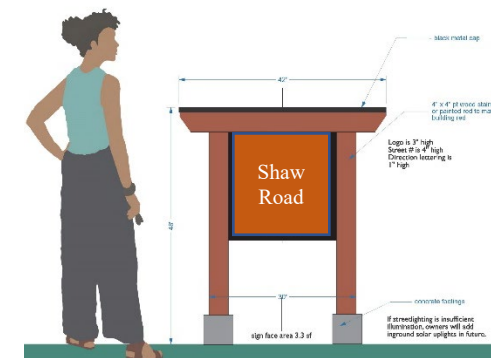
**Amenity Space; Private Area**

- Extensive outdoor space will be provided for residents on the site, as well as on common decks at each floor oriented towards the courtyard
- Landscape design is focused on pedestrian pathways and gathering spaces
- Shared vegetable garden plots will be provided within a deer proof fence
- A communal sheltered BBQ area will be provided for residents use
- A kids play area will be integrated into the courtyard
- Each residential unit is provided with a sheltered exterior deck large enough for outdoor sitting and eating
- The building has an exterior walkway where residents will interact as well as have an oversight to the parking area and courtyard
- Ground level units have raised deck areas as well as access to ground level patios and landscaping



**Signage and Lighting**

- Signage will be designed to match the architectural language and clearly provide information to residents and visitors
- Signage will be integrated with landscape design and will have localized spot lighting for illumination
- Site lighting will be designed to ‘night sky’ standard and will be focused on resident security



Site Entry Sign Concept

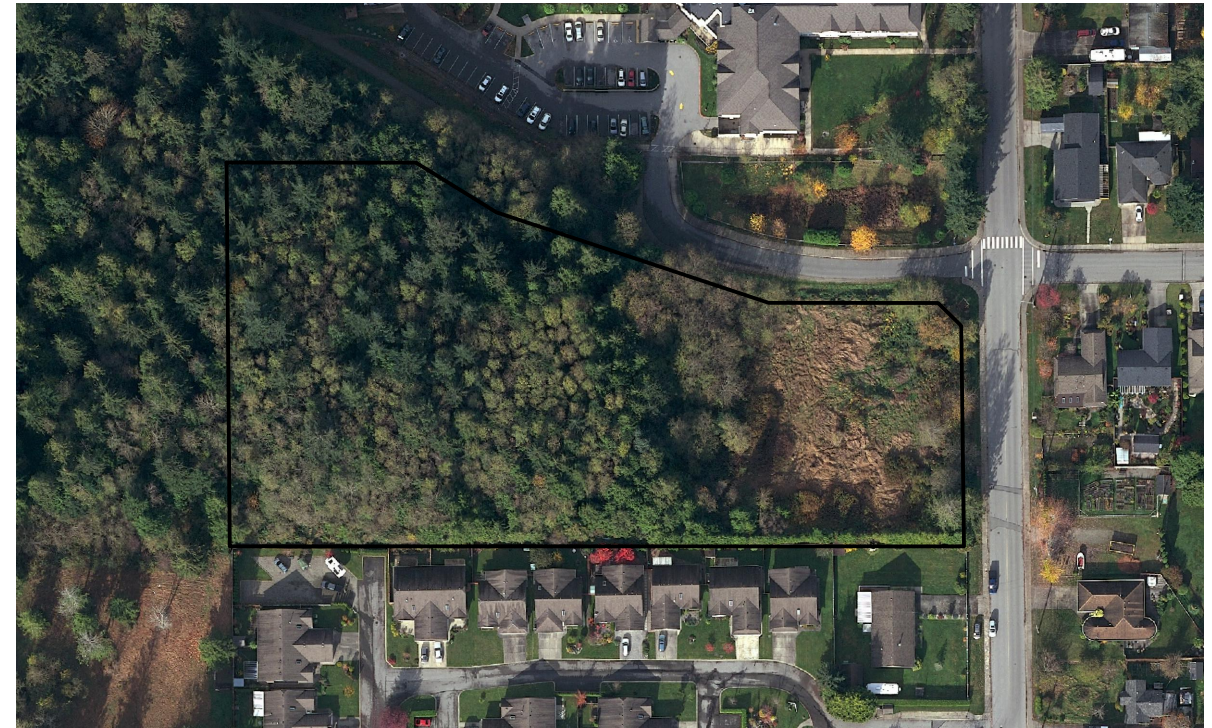


## 5 Attachments

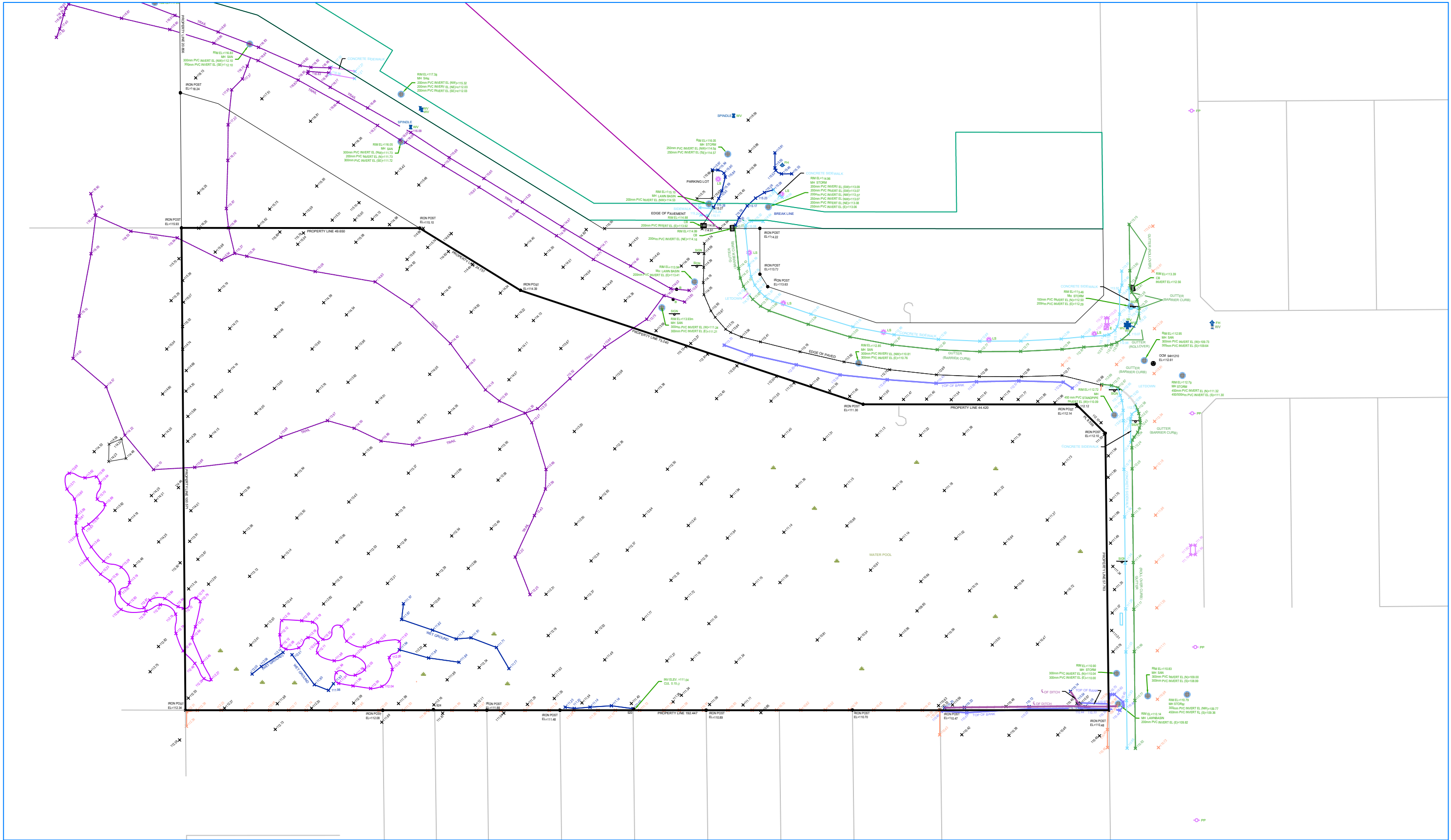
Architectural Drawings  
Landscape Drawings  
Infrastructure Service Plan

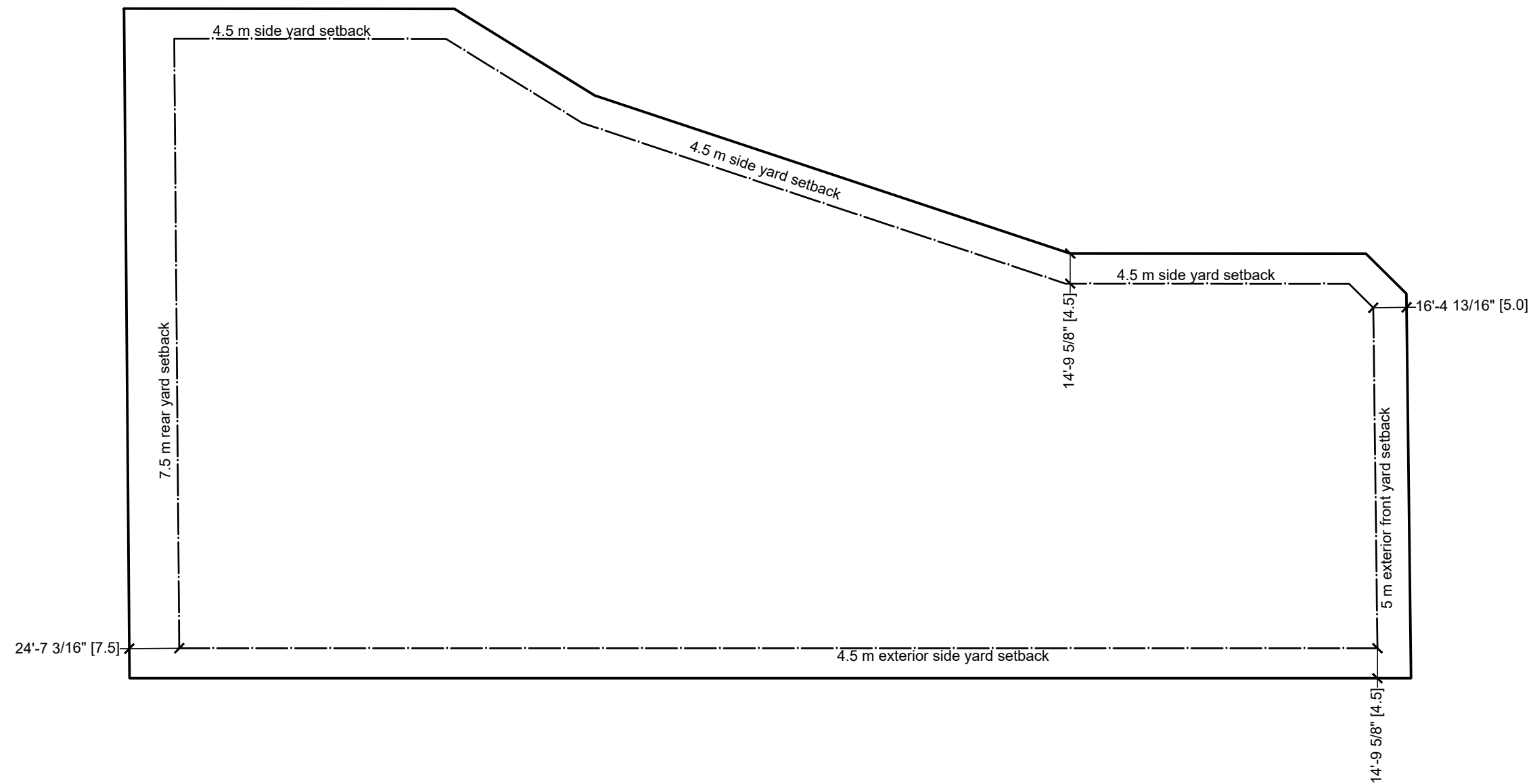
# Shaw Road Affordable Housing Project Development Permit Application

- 1.1 Site Survey
- 1.2 Site Setbacks
- 1.3 Site Aerial
- 1.4 Site Concept Plan
- 1.5 Site Coverage
- 1.6 Floor Area Ratio
- 1.7 Building Statistics
  
- 2.1 Typical Unit Plans
- 2.2 Typical Unit Plans
- 2.3 Typical Unit Plans
- 2.4 Typical Unit Plans
  
- 3.1 Ground Floor Plan
- 3.2 Second Floor Plan
- 3.3 Third Floor Plan
- 3.4 Fourth Floor Plan
- 3.5 Roof Plan
  
- 4.1 Exterior Finishes
- 4.2 Elevations
- 4.3 Elevations
- 4.4 Design Images



March 27th, 2020

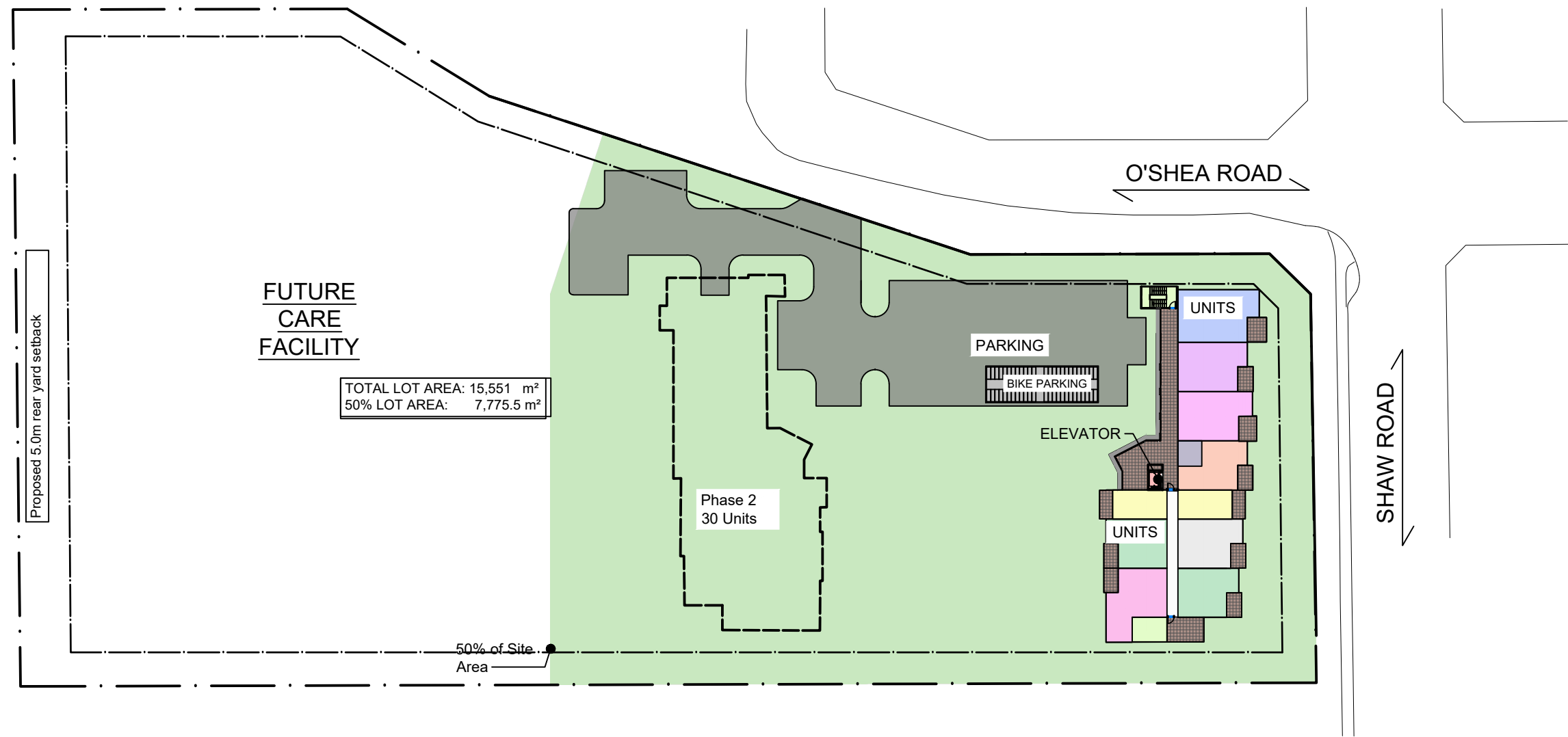




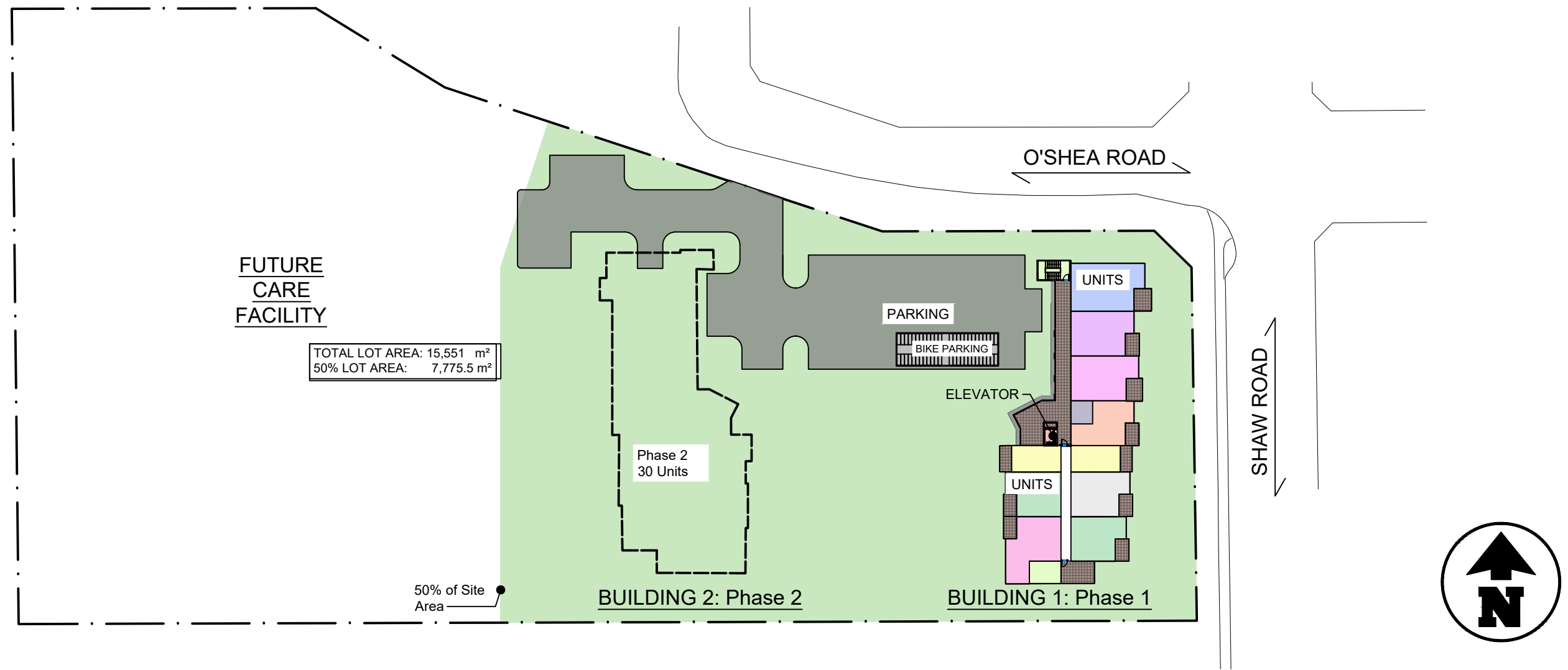




- BUILDING  
AREA - 737 m<sup>2</sup>
- DECKS AND WALKWAYS  
AREA - 267 m<sup>2</sup>
- PARKING AND DRIVEWAYS  
AREA - 1380 m<sup>2</sup>

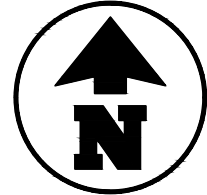


FLOOR AREA RATIO			
BUILDING 1 FLOOR GROSS AREA (SM)			
	COMMON SPACE	UNITS	EXT. WALK/ DECK
GROUND FLOOR	86	657	287
SECOND FLOOR	72	626	240
THIRD FLOOR	72	626	196
FOURTH FLOOR	72	626	196
		TOTAL AREA :	2837
TOTAL GROSS FLOOR AREA (SM) : 2837 / 7775.5 FAR = 0.36			





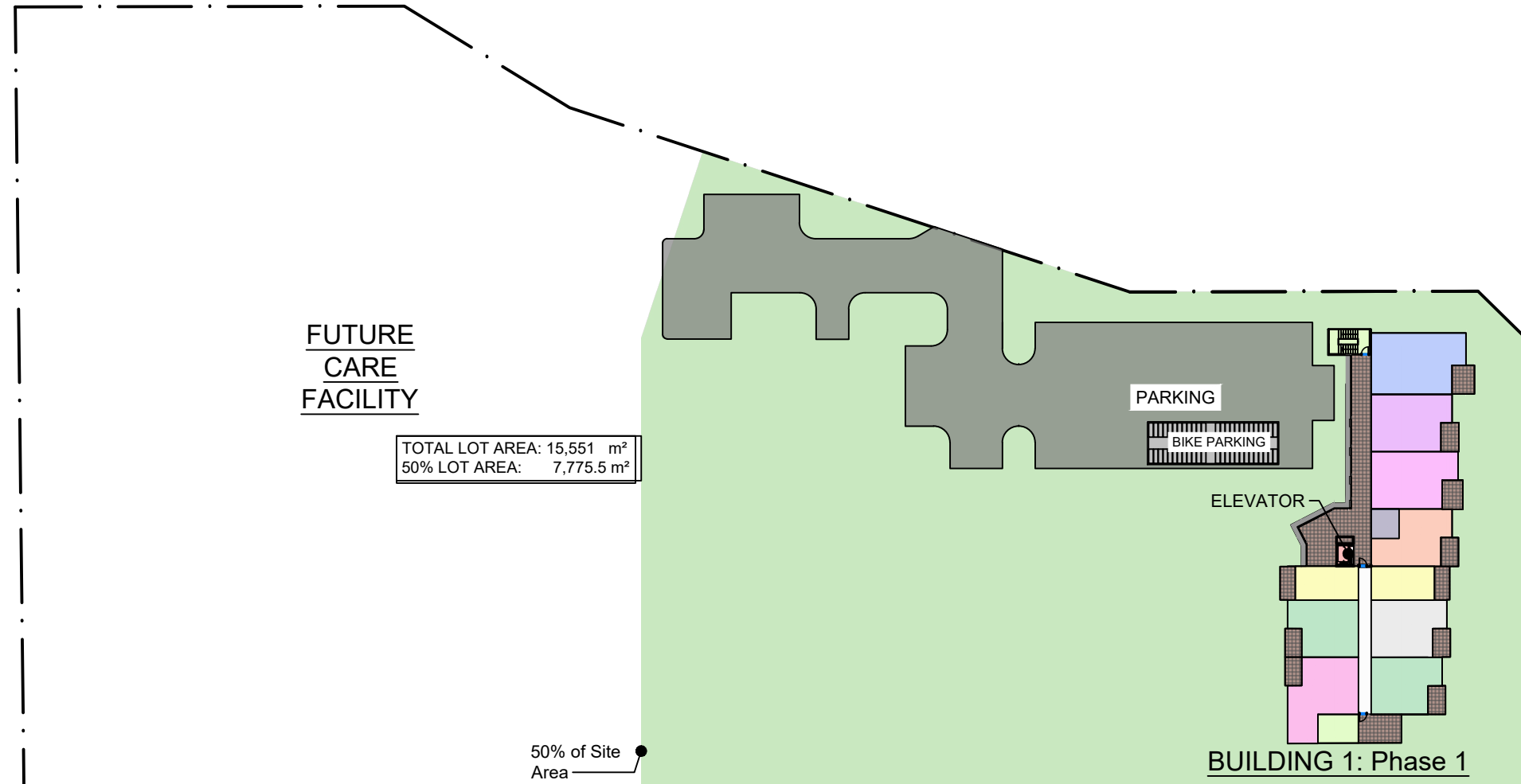
SITE STATISTICS FOR 50% OF SITE AREA	
TOTAL SITE AREA :	15,551 m <sup>2</sup>
SITE AREA: (Affordable Housing)	7,775.5 m <sup>2</sup>
ALLOWABLE # Units (1 per 110 m <sup>2</sup> )	
ALLOWABLE NO. OF UNITS:	70 units
Proposed Max. Building Height:	15.0 meters
<b>Setbacks:</b>	
Front yard:	5.0 meters
Interior side yard:	4.5 meter
Exterior Side yard:	4.5 meters
Rear yard:	7.5 meters
Parking: 0.9 spaces per unit	
40 Units X 0.9 = 36 Spaces minimum (37 Provided)	



UNIT TYPES	Type	Area (SM)	Area (SF)	Description	Number of units
	UNIT A1	34.5	371	STUDIO ADAPTABLE	7
	UNIT A1-G	44.0	475	STUDIO ADAPTABLE	1
	UNIT B1	59.0	637	1 BEDROOM ADAPTABLE	8
	UNIT B2	63.7	685	1 BEROOM ACCESSIBLE	4
	UNIT B3	59.0	636	1 BEDROOM ADAPTABLE	3
	UNIT B3-G	64.0	690	1 BEDROOM ADAPTABLE	1
	UNIT C1	69.7	750	2 BEDROOM ADAPTABLE	3
	UNIT C2	74.5	802	2 BEDROOM ACCESSIBLE	3
	UNIT C2-G	80.5	866	2 BEDROOM ACCESSIBLE	2
	UNIT C3	73.5	791	2 BEDROOM ADAPTABLE	4
	UNIT D1	87.6	943	3 BEDROOM ADAPTABLE	4
					Total: 40

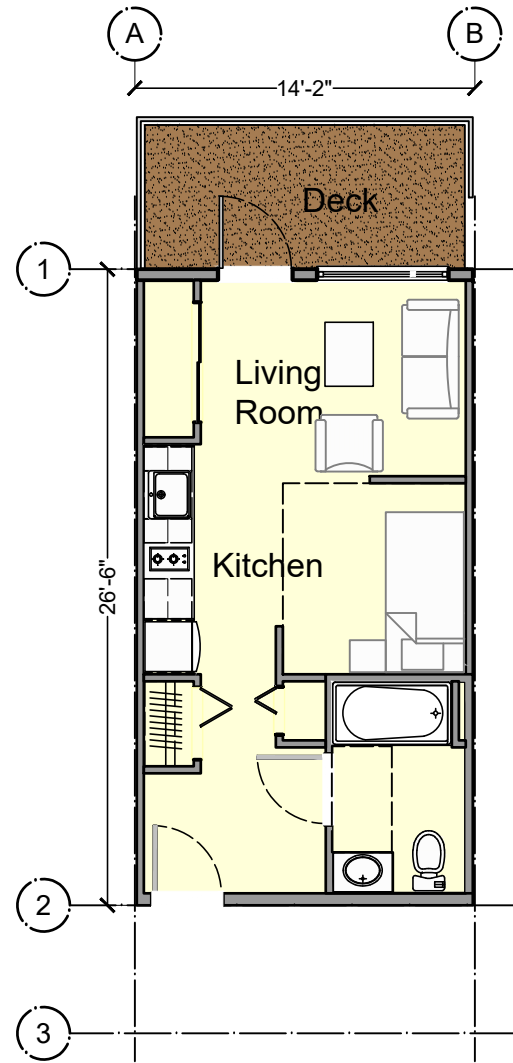
BUILDING 1 FLOOR AREA (SM)				
FLOOR LEVEL	TYPE	FLOOR AREA	QTY.	TOTAL FLOOR AREA
GROUND FLOOR	UNIT A1	34.5	1	34.5
	UNIT A1 G	44.0	1	44.0
	UNIT B1	59.0	2	118
	UNIT B2	63.7	1	63.7
	UNIT B3 G	64.0	1	64
	UNIT C2 G	80.5	2	161
	UNIT C3	73.5	1	73.5
	UNIT D	87.6	1	87.6
	COMMON	86		86
	WALKWAY'S/ DECKS			287.0
TOTAL GROUND FLOOR AREA (Excluding decks/ walkways) :				743.3
SECOND FLOOR	UNIT A1	34.5	2	69.0
	UNIT B1	59.0	2	118.0
	UNIT B2	63.7	1	63.7
	UNIT B3	59.0	1	59.0
	UNIT C1	69.7	1	69.7
	UNIT C2	74.5	1	74.5
	UNIT C3	73.5	1	73.5
	UNIT D	87.6	1	87.6
	COMMON	72.0		72.0
	WALKWAY'S/ DECKS			240.0
TOTAL SECOND FLOOR AREA (Excluding decks/ walkways) :				698.0

THIRD FLOOR	UNIT A1	34.5	2	69.0
	UNIT B1	59.0	2	118.0
	UNIT B2	63.7	1	63.7
	UNIT B3	59.0	1	59.0
	UNIT C1	69.7	1	69.7
	UNIT C2	74.5	1	74.5
	UNIT C3	73.5	1	73.5
	UNIT D	87.6	1	87.6
	COMMON	72.0		72.0
	WALKWAY'S/ DECKS			196.0
TOTAL THIRD FLOOR AREA (Excluding decks/ walkways) :				698.0
FOURTH FLOOR	UNIT A1	34.5	2	69.0
	UNIT B1	59.0	2	118.0
	UNIT B2	63.7	1	63.7
	UNIT B3	59.0	1	59.0
	UNIT C1	69.7	1	69.7
	UNIT C2	74.5	1	74.5
	UNIT C3	73.5	1	73.5
	UNIT D	87.6	1	87.6
	COMMON	72.0		72.0
	WALKWAY'S/ DECKS			196.0
TOTAL FOURTH FLOOR AREA (Excluding decks/ walkways) :				698.0



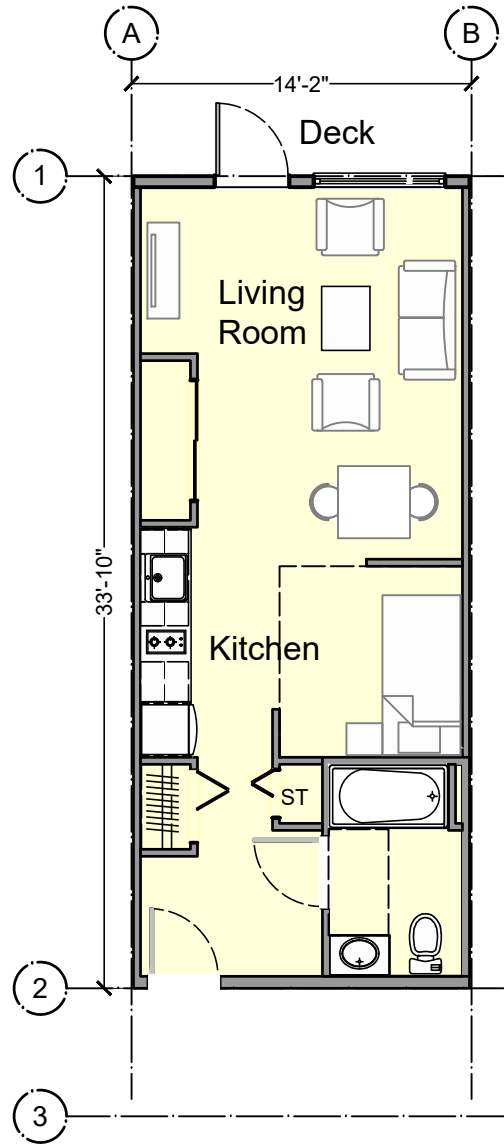
# A1 STUDIO ADAPTABLE

371 sf



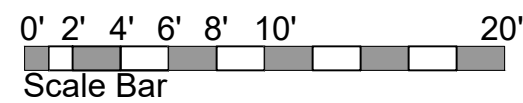
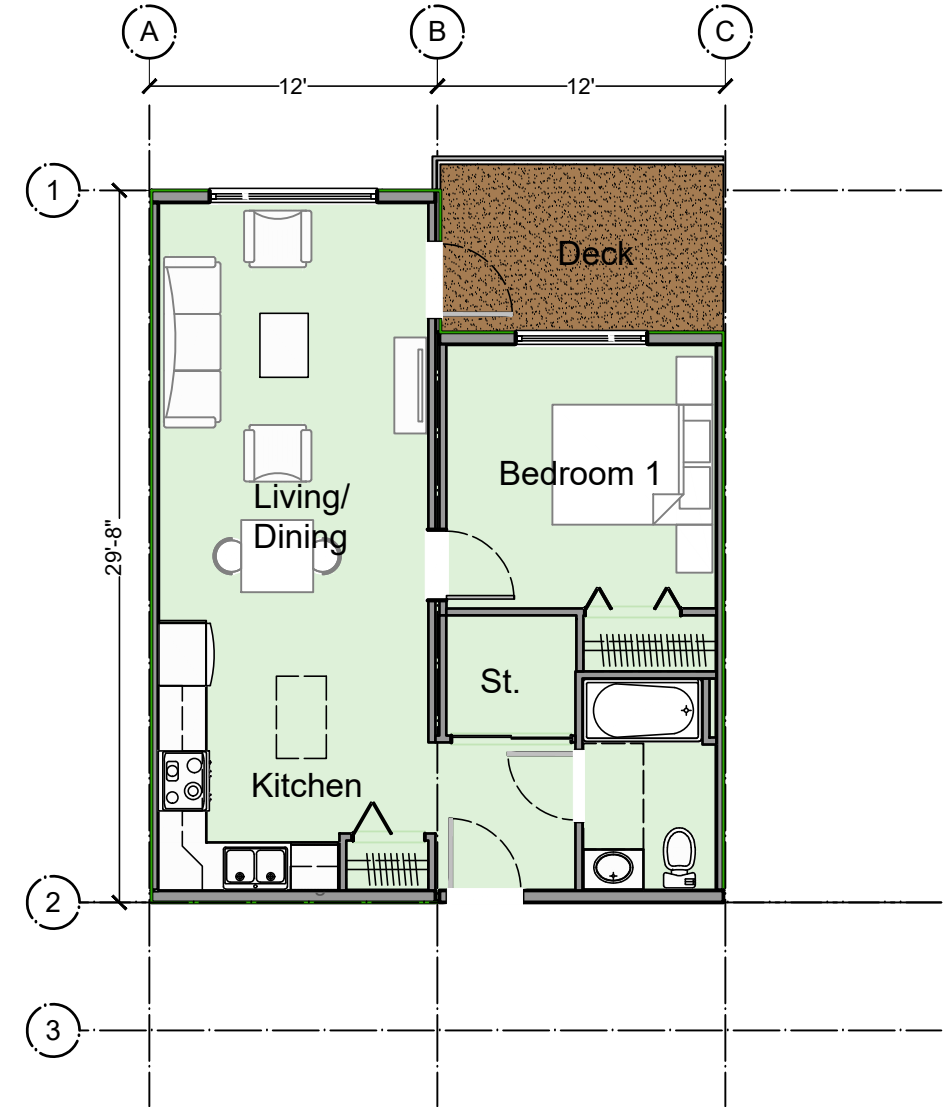
# A1-G STUDIO ADAPTABLE

475 sf



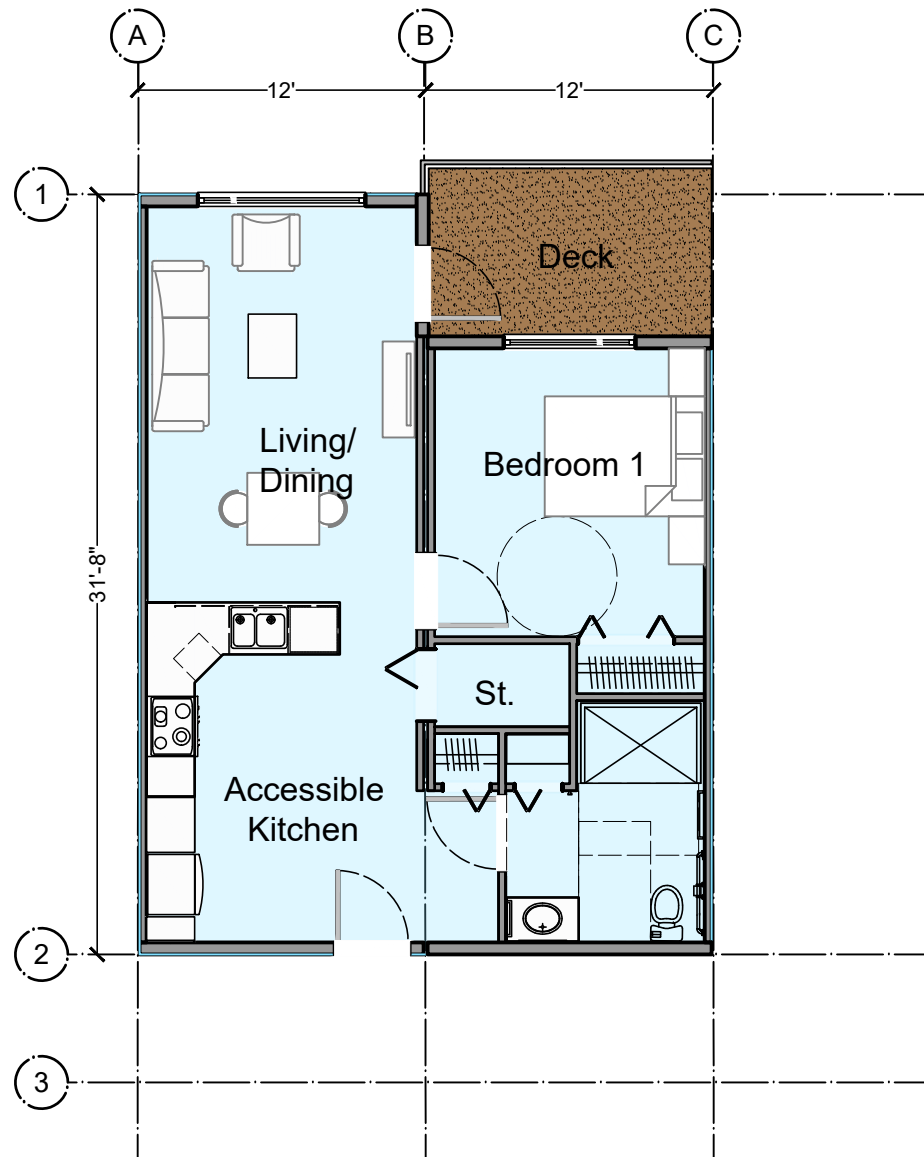
# B1 - 1 BR ADAPTABLE

637 sf



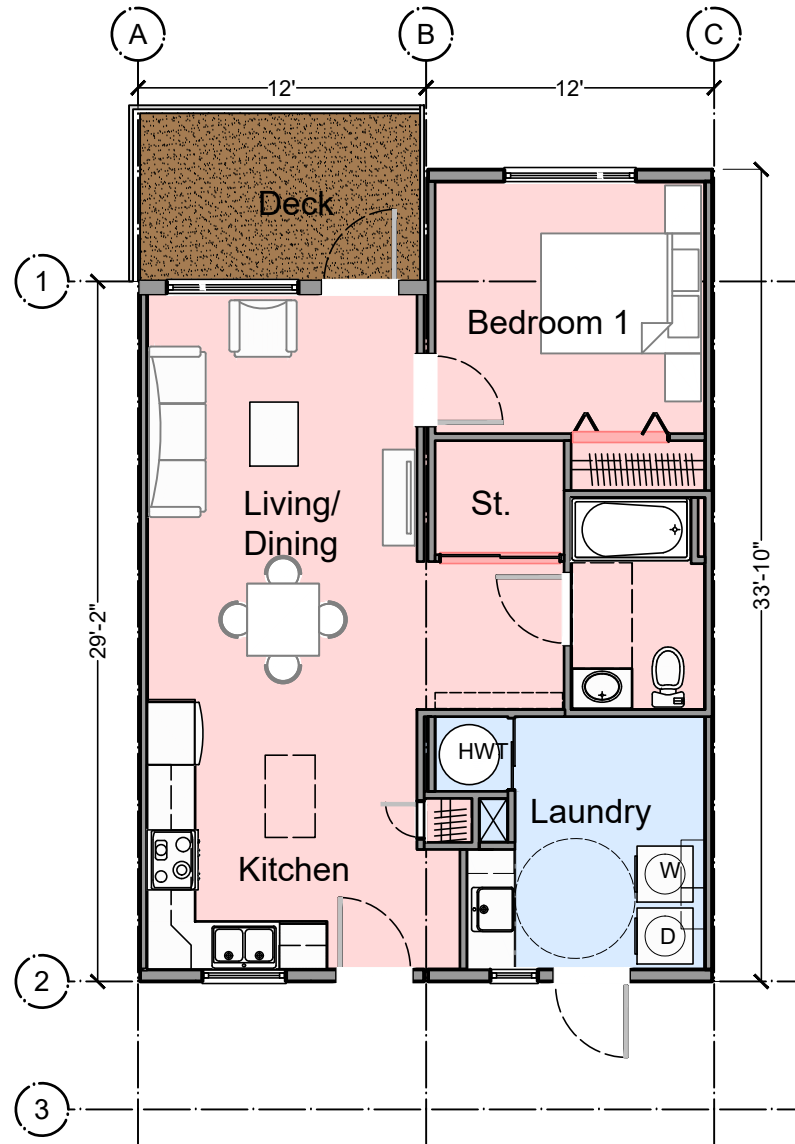
# B2 - 1 BR ACCESSIBLE

685 sf



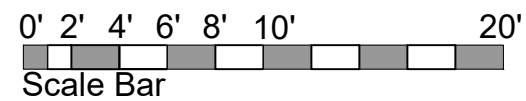
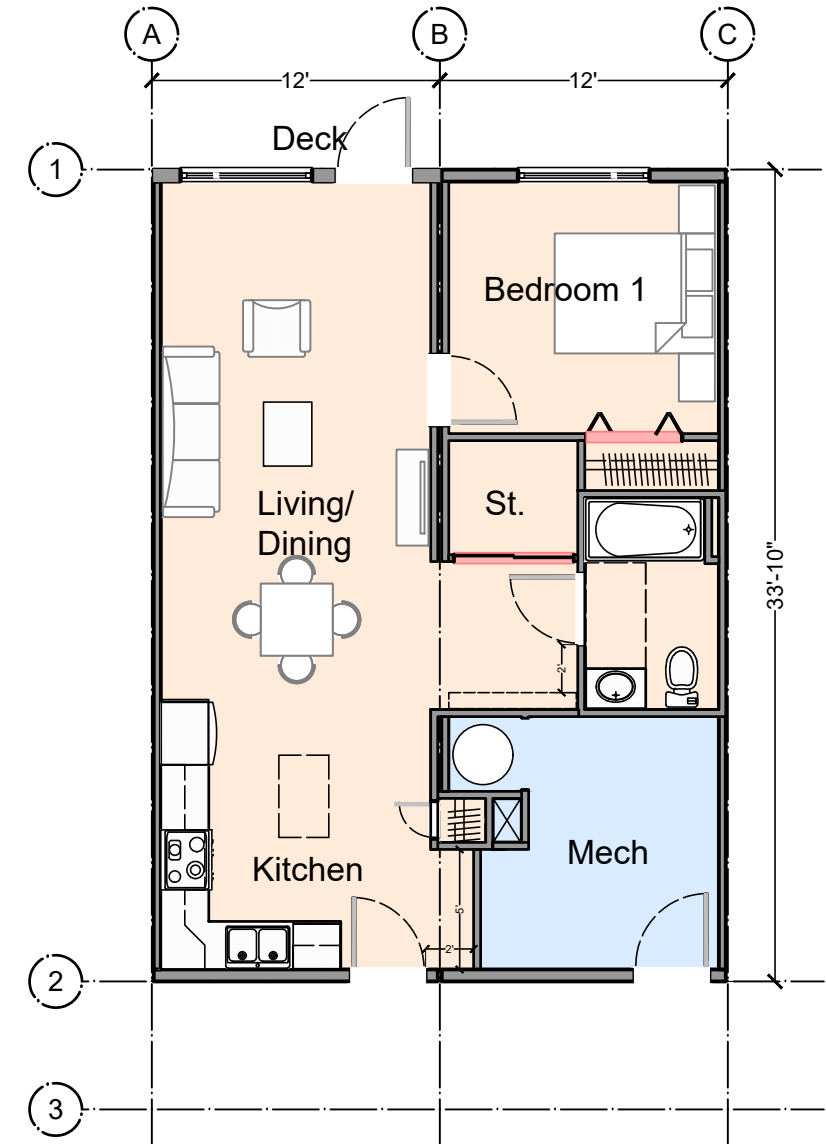
# B3 - 1 BR ADAPTABLE

636 sf



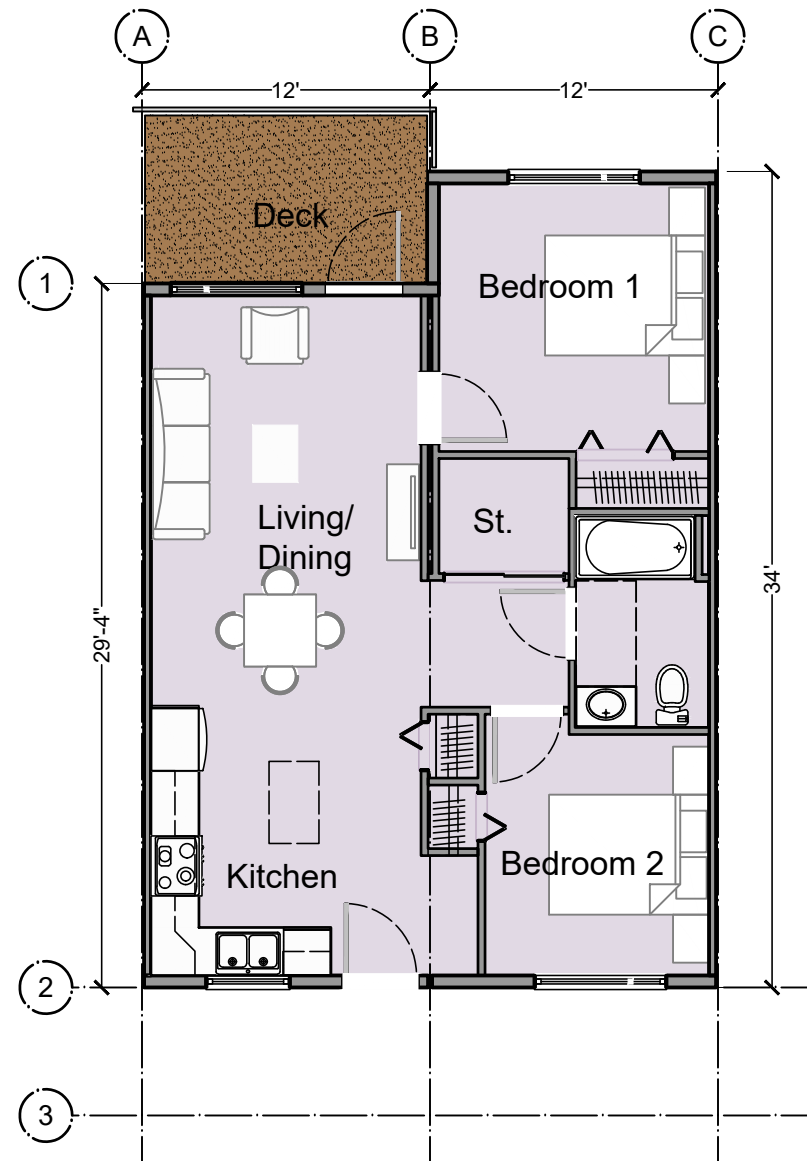
# B3 G - 1 BR ADAPTABLE

690 sf



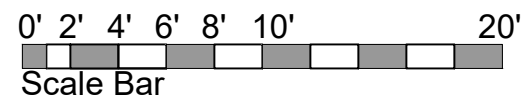
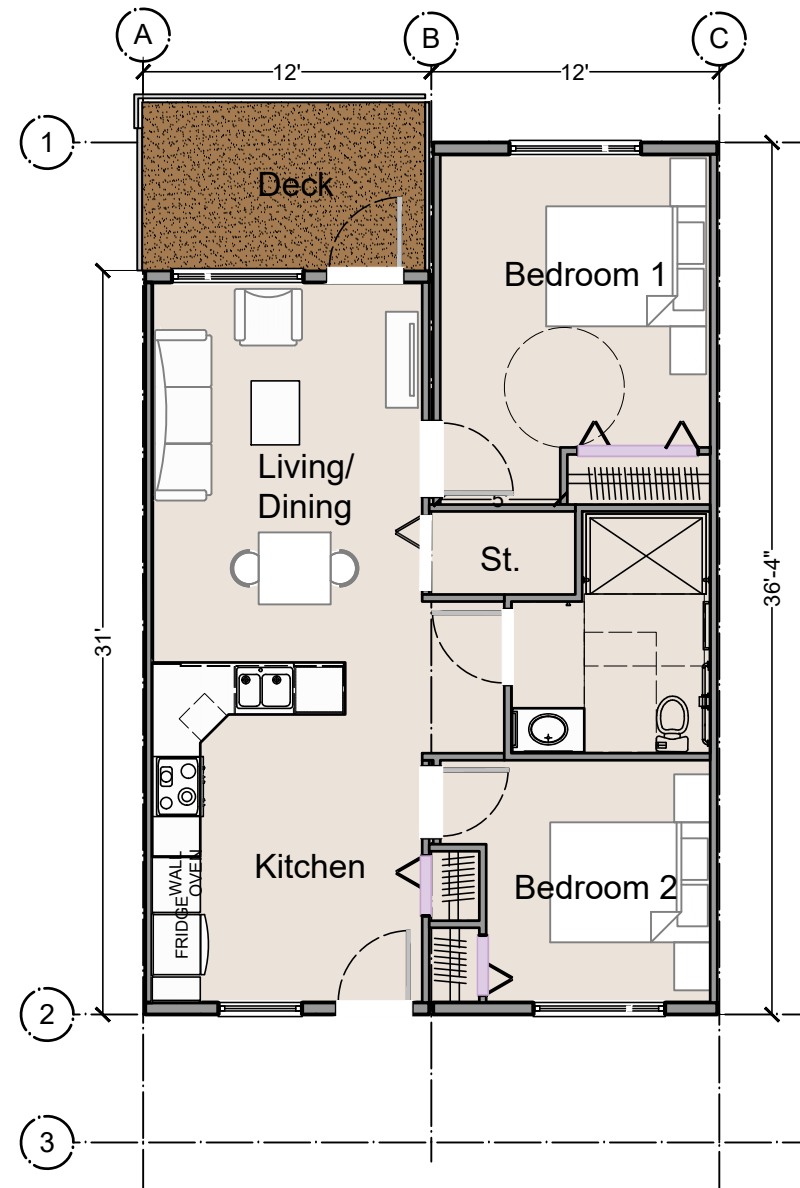
# C1 - 2 BR ADAPTABLE

750 sf



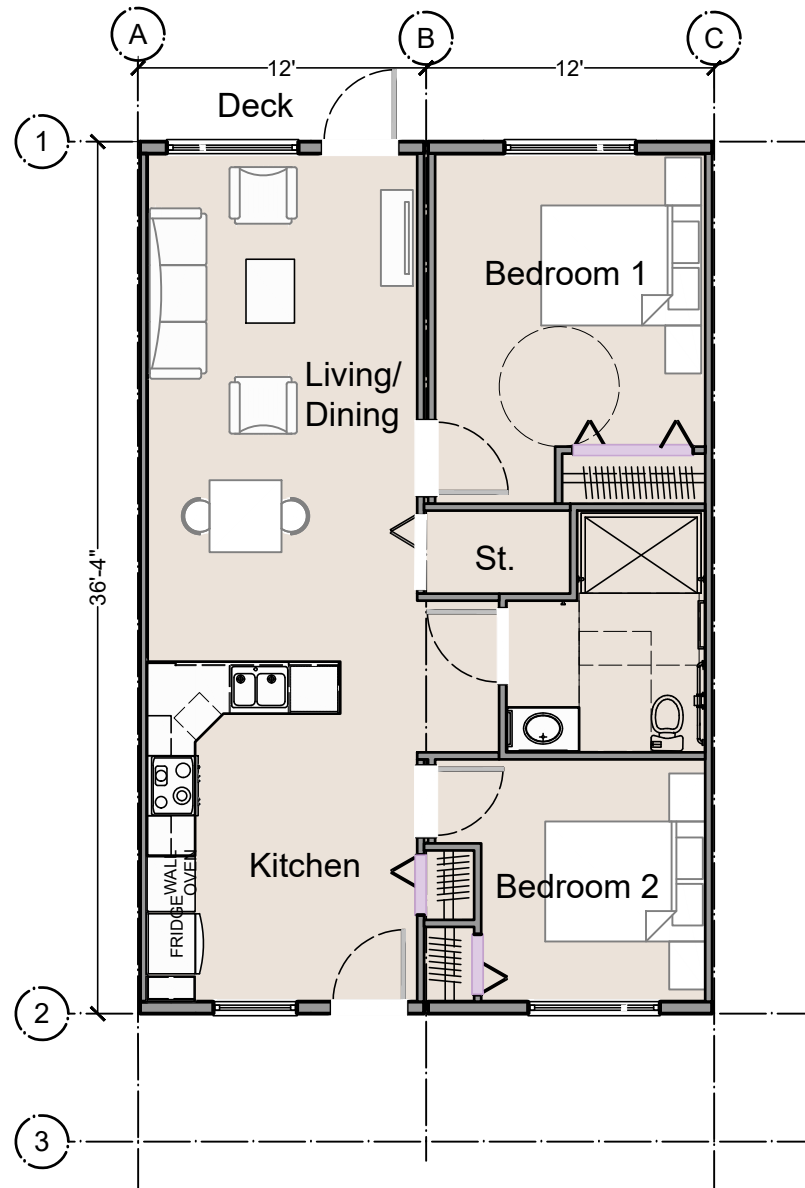
# C2 - 2 BR ACCESSIBLE

802 sf



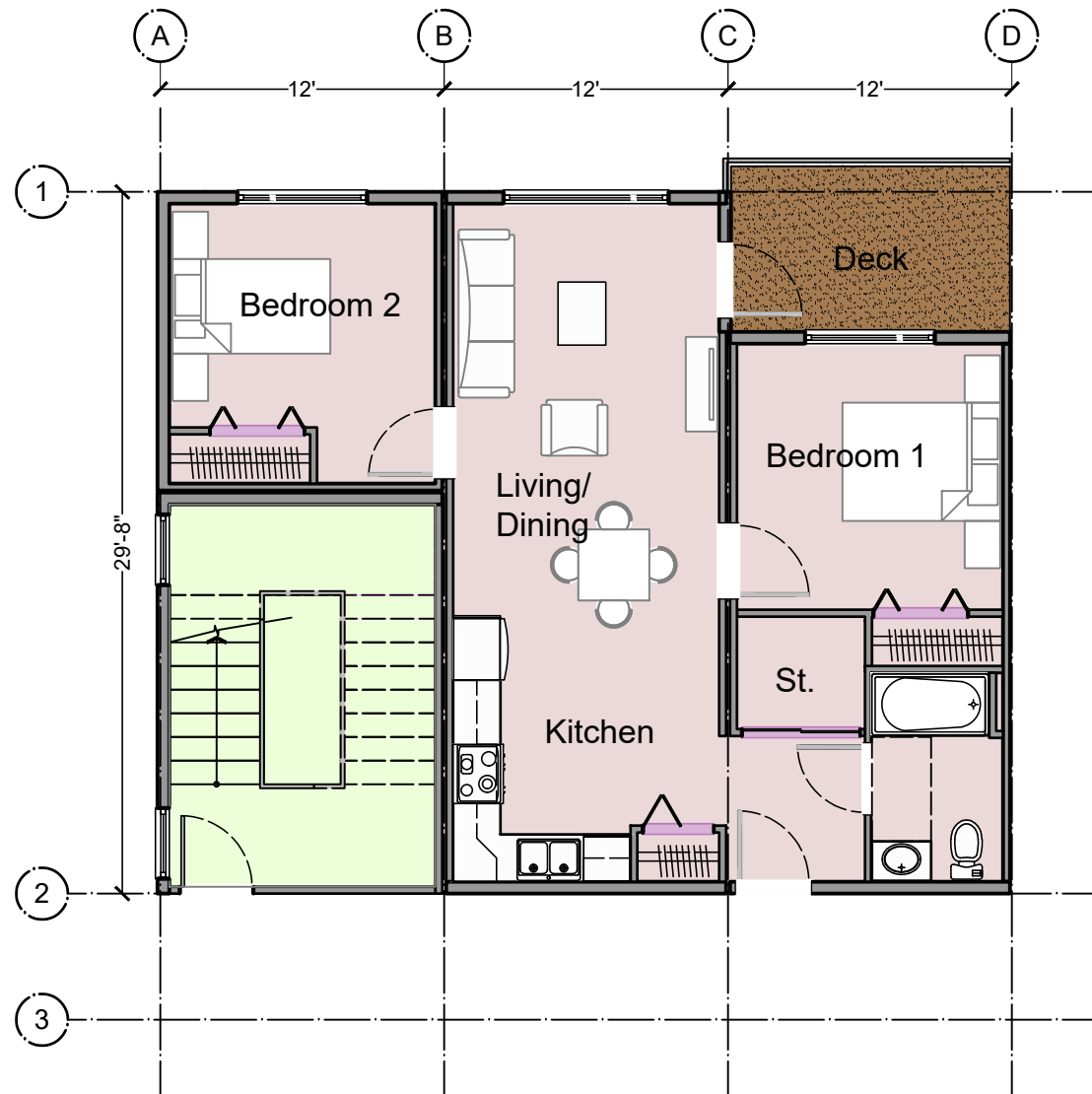
### C2 G - 2 BR ACCESSIBLE

866 sf



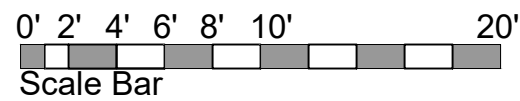
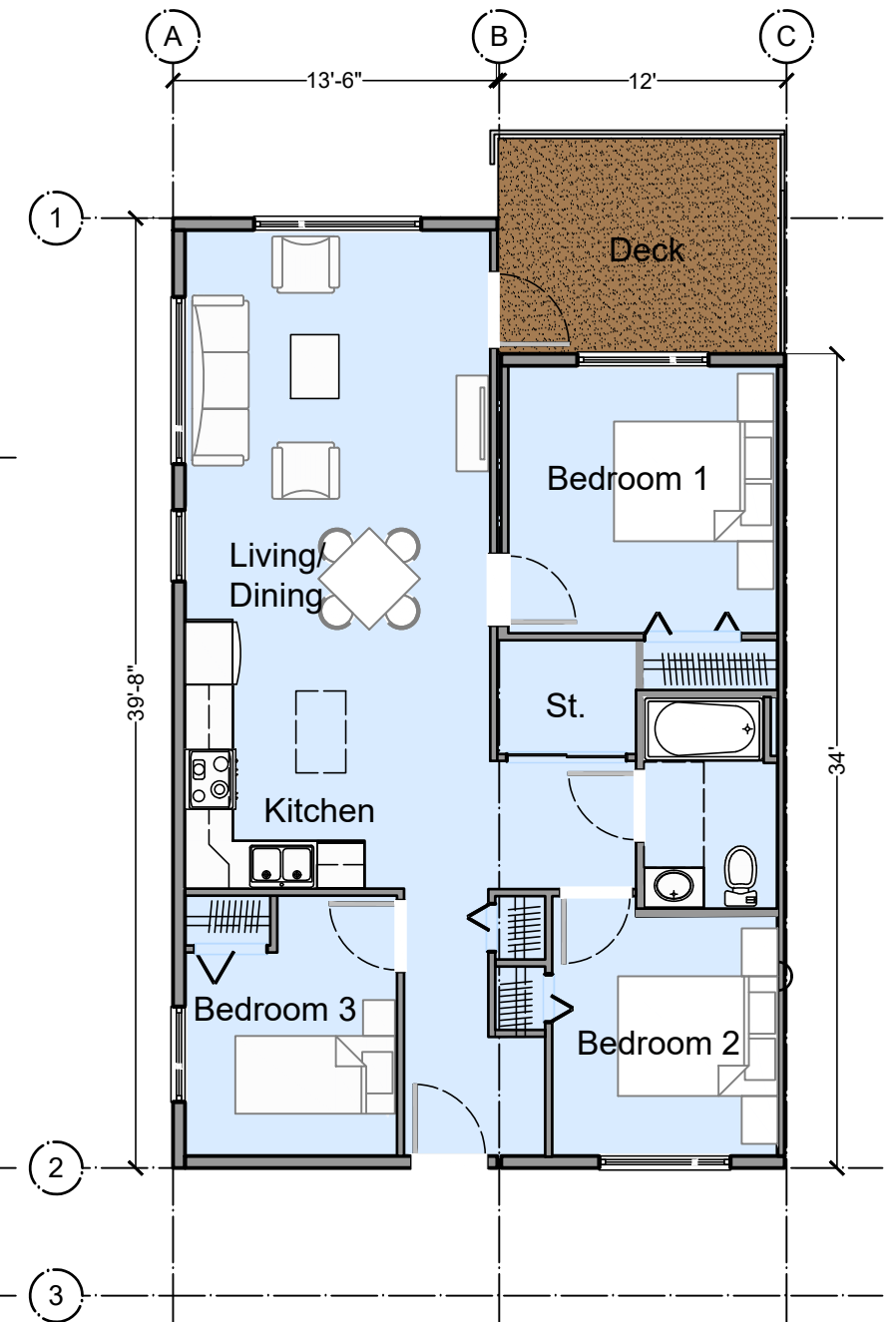
### C3 - 2 Bedroom Adaptable

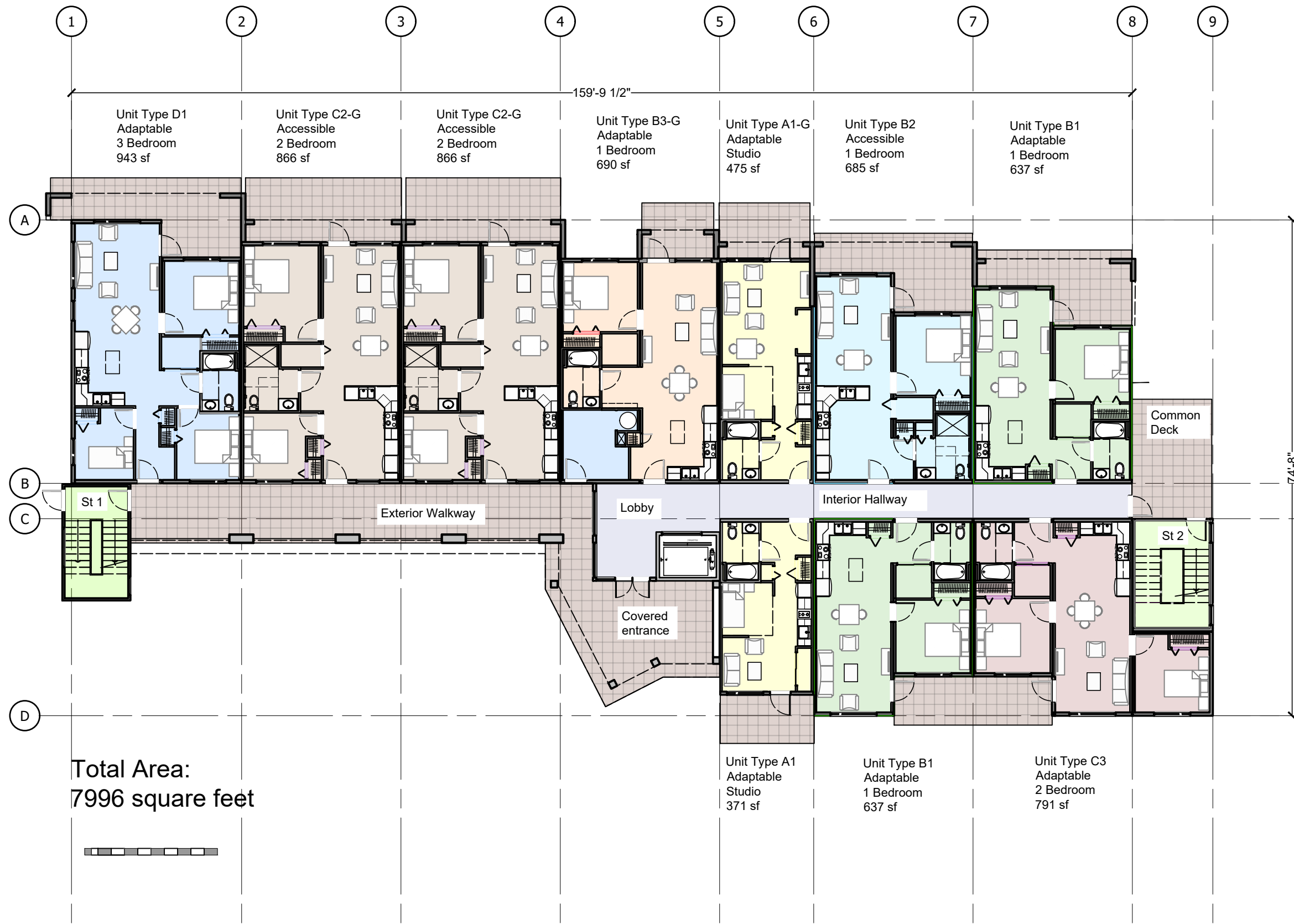
791 sf

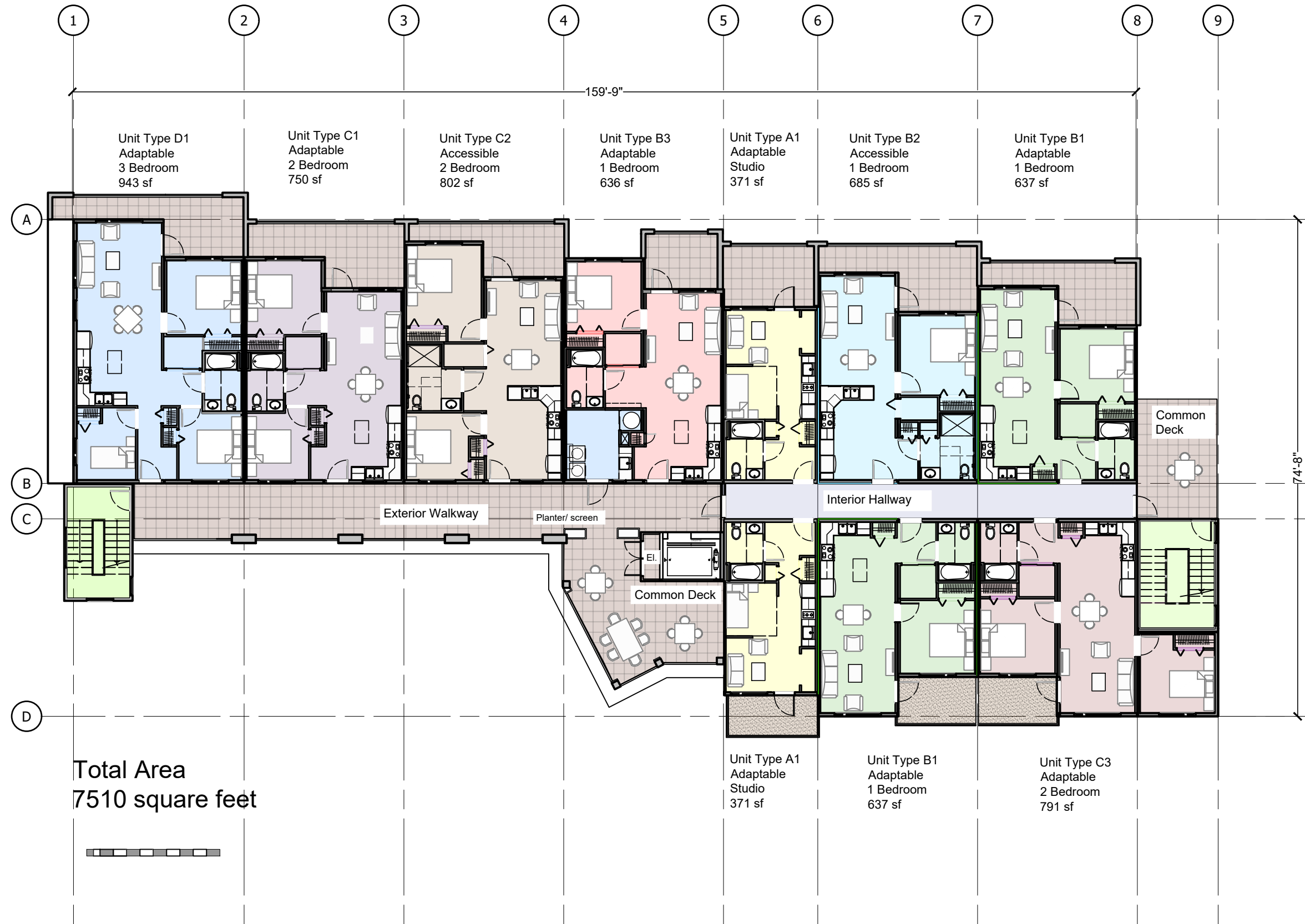


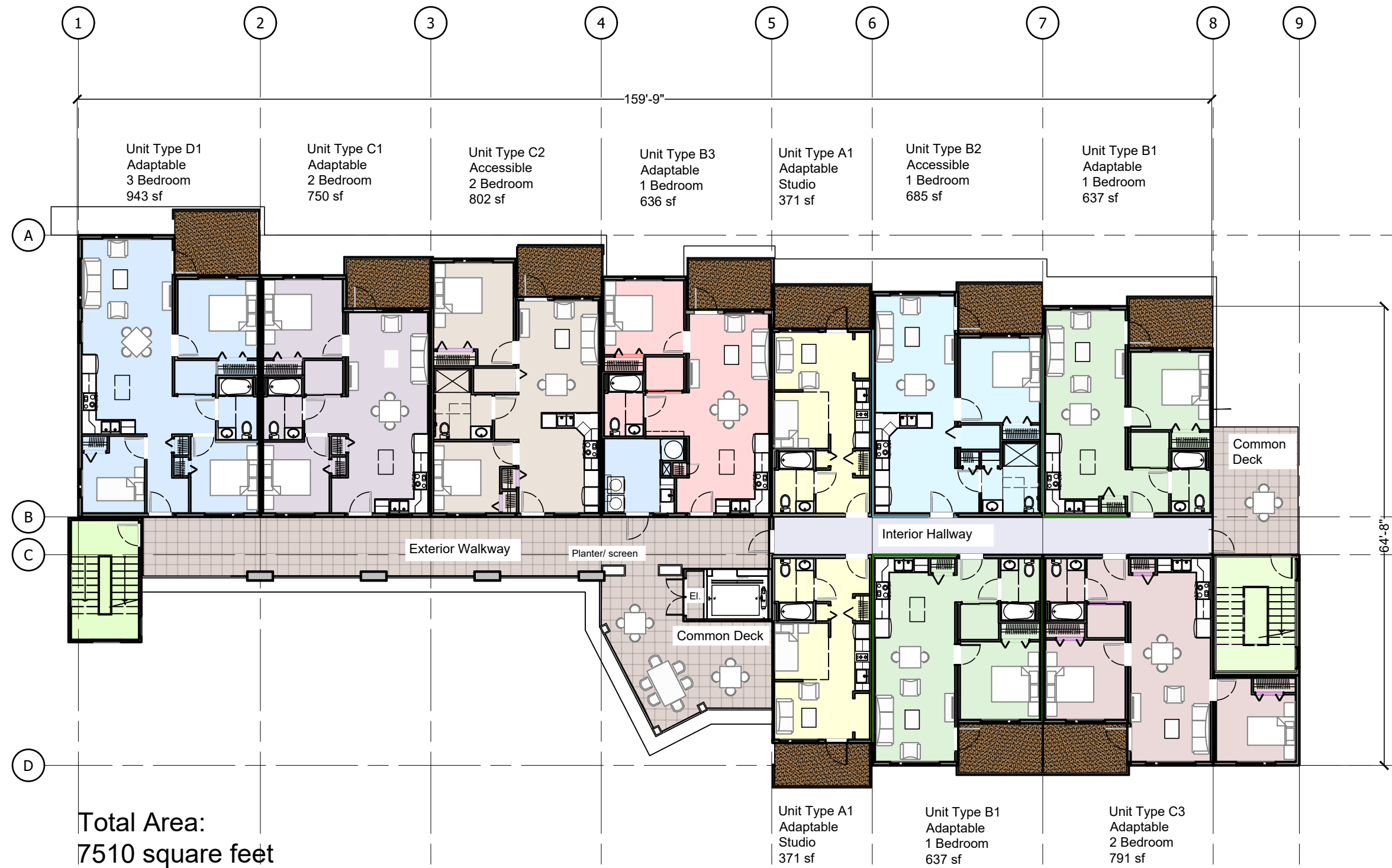
### D1 - 3 BR ADAPTABLE

943 sf

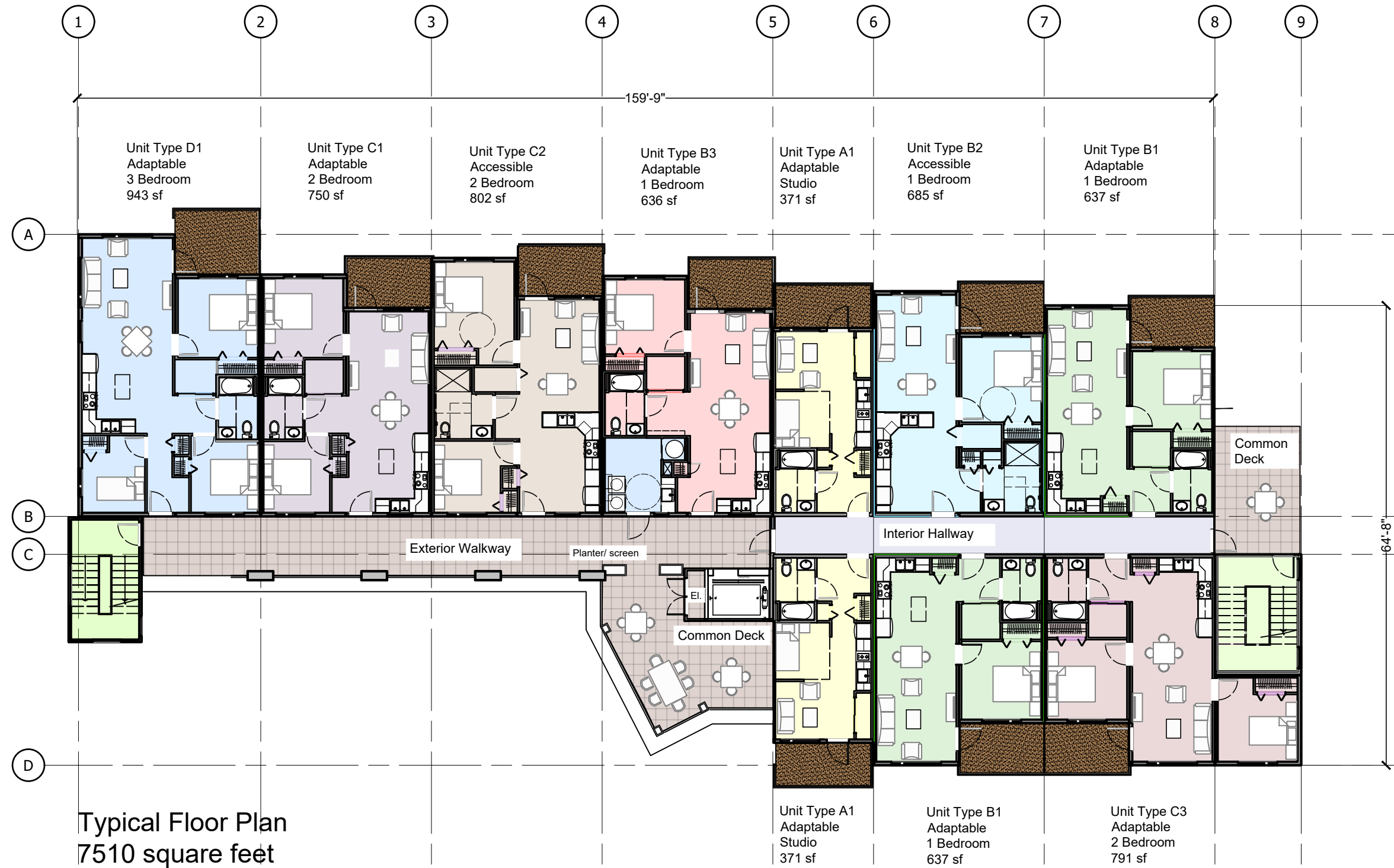


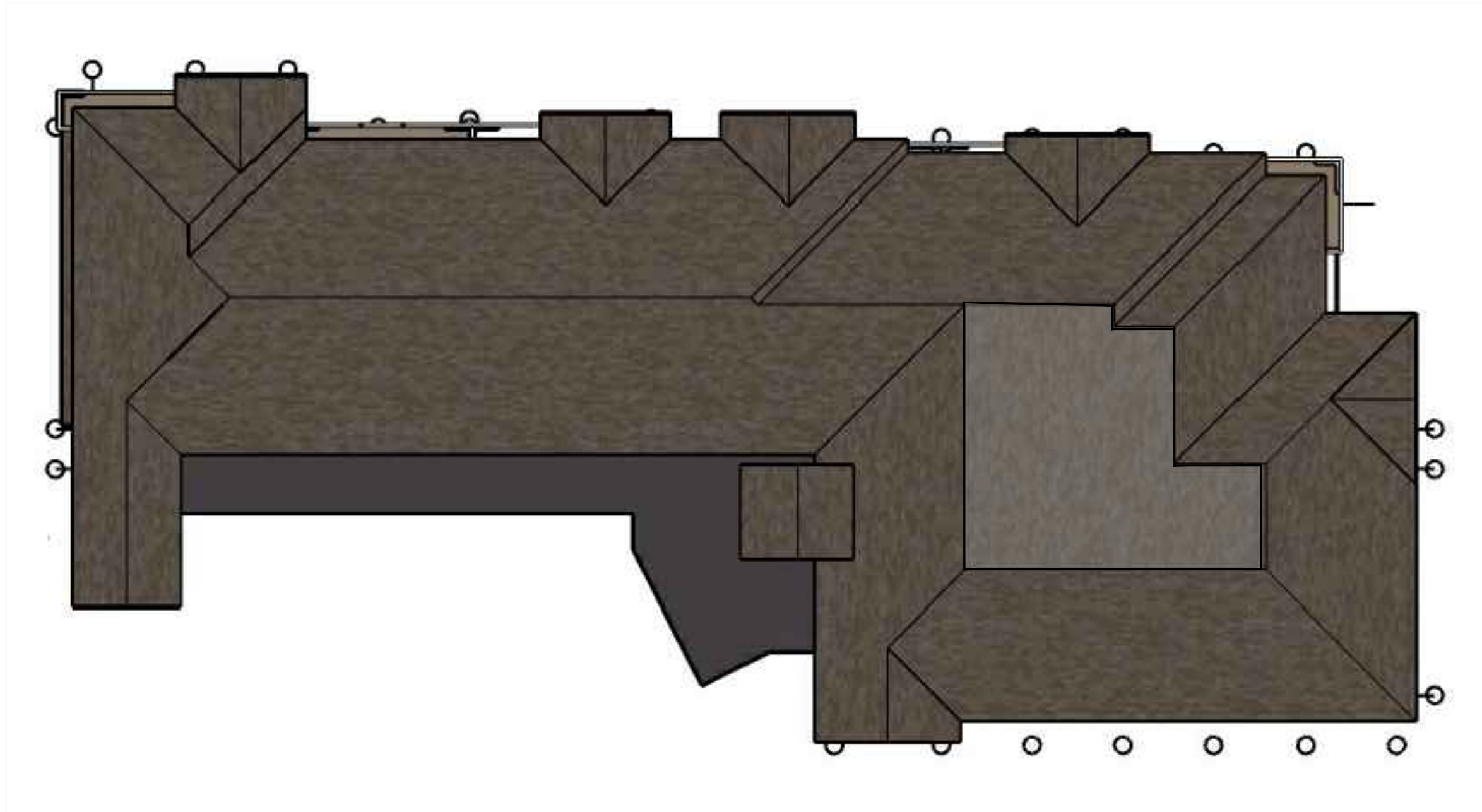


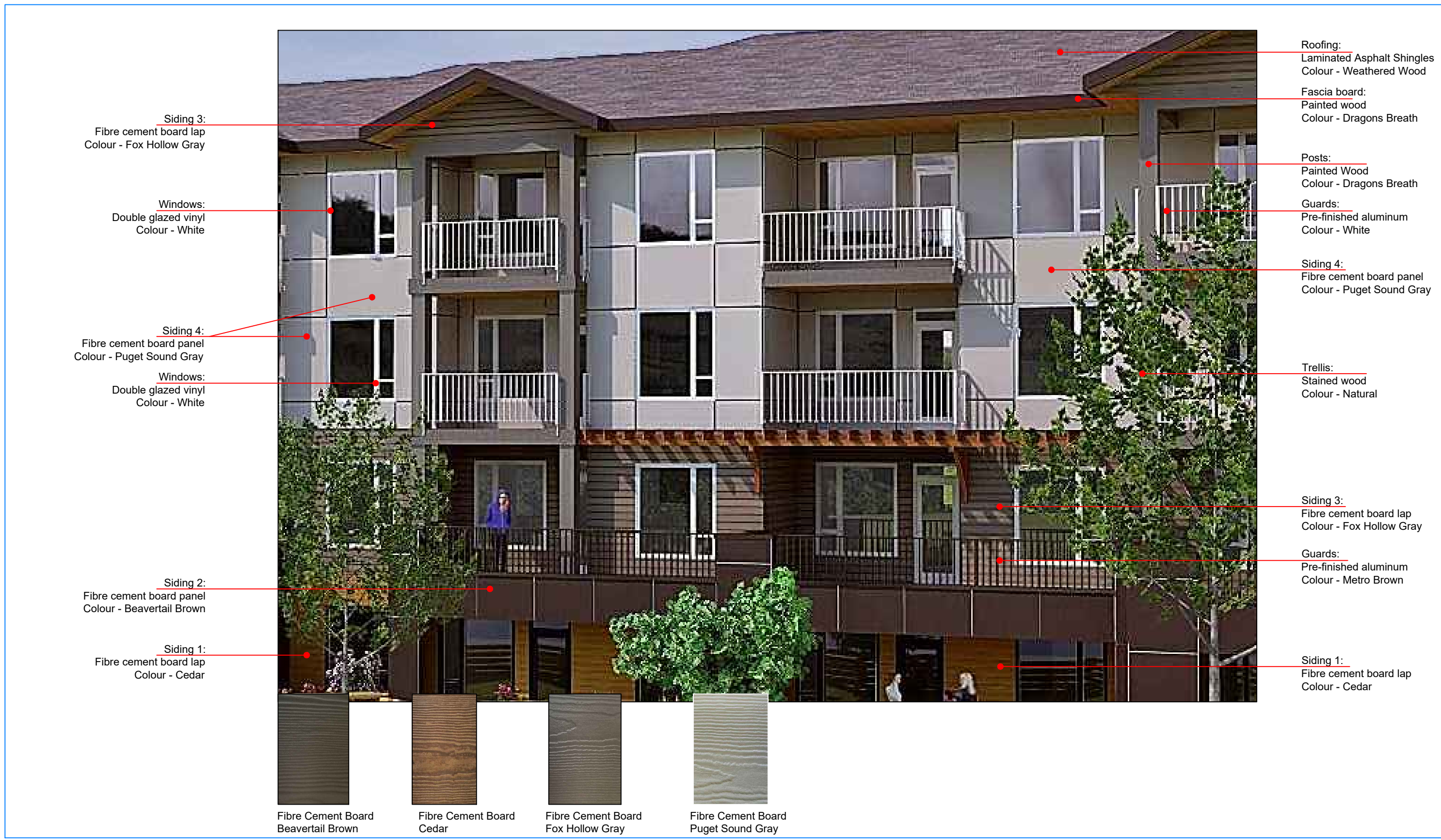












Siding 3:  
Fibre cement board lap  
Colour - Fox Hollow Gray

Windows:  
Double glazed vinyl  
Colour - White

Siding 4:  
Fibre cement board panel  
Colour - Puget Sound Gray

Windows:  
Double glazed vinyl  
Colour - White

Siding 2:  
Fibre cement board panel  
Colour - Beavertail Brown

Siding 1:  
Fibre cement board lap  
Colour - Cedar

Roofing:  
Laminated Asphalt Shingles  
Colour - Weathered Wood

Fascia board:  
Painted wood  
Colour - Dragons Breath

Posts:  
Painted Wood  
Colour - Dragons Breath

Guards:  
Pre-finished aluminum  
Colour - White

Siding 4:  
Fibre cement board panel  
Colour - Puget Sound Gray

Trellis:  
Stained wood  
Colour - Natural

Siding 3:  
Fibre cement board lap  
Colour - Fox Hollow Gray

Guards:  
Pre-finished aluminum  
Colour - Metro Brown

Siding 1:  
Fibre cement board lap  
Colour - Cedar

Fibre Cement Board Beavertail Brown    Fibre Cement Board Cedar    Fibre Cement Board Fox Hollow Gray    Fibre Cement Board Puget Sound Gray



Average 5/12 Roof Slope

Height:  
48'

Average Grade

EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



VIEW WEST FROM SHAW ROAD



VIEW NORTHWEST FROM SHAW ROAD



VIEW EAST FROM COURTYARD



VIEW TOWARDS ENTRY FROM COURTYARD